

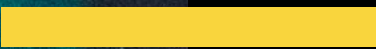


# 2020

## ANNUAL REPORT



TRINITY CENTRES FOUNDATION  
FONDATION DES CENTRES TRINITÉ



## EXECUTIVE SUMMARY

When we began this Trinity Centres Foundation journey, we did so with one simple question: what on earth will we do in the future, with all of these empty church buildings?

As we celebrate over a dozen projects, \$10+ million in financing and \$400k in revenues, our vision is gaining traction in communities across the country. We also see that faith communities are deeply present to the need for urgent change:

In the USA, a Barna study concluded that 22% of Christians did not attend any form of church (online, socially distanced) during the pandemic.

In Canada, churches have been told that church insurance will go up by an average of 24% in 2021.

The number of permanent church closures and sales is now projected to be so high that most of our data sources have simply stopped counting.

Our solutions to the growing needs of churches has never been more relevant. With consulting projects now in Calgary, Edmonton, Windsor, Kitchener, Cambridge, Guelph, Brantford, Toronto (x3), Chelsea, Montreal, Knowlton and New Brunswick, the hard (in several cases, gruelling!) work of individual case studies continues. Strategic projects with organizations like the National Trust for Canada, the Ontario Non-Profit Network, the Canada Mortgage and Housing Corporation, the Canada Social Finance programme, Kalabash, L'Arche Canada and many other experts and activists, bring depth and resources to our work.

Looking ahead, our new 2021 Board Appointment will be a major milestone in the maturing of the organization. We will continue work on modelling a fund-level solution. Sharing this work with some of Canada's largest institutional funds was a great privilege for us this year. And the thought-leadership of Trinity Centres Foundation will accelerate, forging a new path the many underutilized churches and faith properties across the country.



## CHARITABLE OBJECTIVES

In recognition and furtherance of the historic role of churches and church property in providing benefits to the community, the Corporation is formed for the following purposes:

1. to improve the efficiency and effectiveness of other registered charities by providing facilities and services, at below market rates, to house and otherwise support the operations of other registered charities, including churches and religious institutions, that carry out activities for the benefit of the community;
2. to receive and maintain a fund or funds and to apply all or part of the principal and income therefrom, from time to time, to charitable organizations that are also registered charities under the Income Tax Act (Canada); and
3. to undertake activities ancillary and incidental to the attainment of the above charitable purposes.

## BOARD OF DIRECTORS

Rod Bergen

Jay Barrett

Graham Singh

Michael Smith

Marie-Sol Gaudreau

## CHARITY SUMMARY

1439 rue Sainte-Catherine Ouest, Montréal QC, H3G 1S6

Trinity Centres Foundation is a charity registered with the Government of Canada #753340314RC0001

## MAJOR ACTIVITIES

- St. Jax, Montréal, QC
- Trinity Centres Cambridge, Cambridge, ON
- St. Matthews Lutheran, Kitchener, ON
- Bow Valley Christian Church, Calgary, AB
- McDougall United, Edmonton, AB
- Knox Presbyterian, Stratford, ON
- West Hill United, Scarborough, ON
- Bonar-Parkdale Presbyterian, Toronto, ON
- First Unitarian, Toronto, ON



### ST. JAX, MONTRÉAL, QC

The Anglican Diocese of Montreal, Church of England Diocese of London (UK), Action Refugee Montreal, Cirque Le Monastere and 50 other nonprofits and charities have come together to form 'Centre St Jax', activating one of Montreal's most iconic 30,000 sq ft heritage church buildings, and 10,000 sq feet of green space. The project was made possible by \$2 million in donation and grants, in addition to \$1.2 million in financing from the Diocese of Montreal.



### TRINITY CENTRES CAMBRIDGE, CAMBRIDGE, ON

First United Church in Cambridge, Ontario was for sale for \$1.5 million. River City Church was renting space for their church plant in the nearby Cineplex Odeon. RCC approached TCF to ask for their help in acquiring the property and operating it as a new community hub. The project was financed through a ten-year, \$2 million loan from a private family at a rate of interest of 2% per annum with no payments for 10 years, in addition to a \$500k option to purchase the property, for RCC.



### ST. MATTHEWS LUTHERAN, KITCHENER, ON

Recognizing that their historic church property was being underutilized, St. Matthews Kitchener requested a Community Stakeholder Engagement and Feasibility Study for a proposed Community Hub and project operation model. The process involved interviewing community stakeholders, connecting with the congregants and exploring various options to unlock the potential of this community space in the Kitchener core.



### BOW VALLEY CHRISTIAN CHURCH, CALGARY, AB

Realizing an opportunity to redevelop their four-acre site sitting on a planned LRT line, Bow Valley Christian Church joined with Intelligent Futures to form a pre-planning application to the City of Calgary. The planned project includes up to 700,000 sq ft of new housing, and a new 50,000 sq ft community hub.



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### MCDUGALL UNITED, EDMONTON, AB

One of Edmonton's oldest churches, McDougall United is working towards the redevelopment of its 111-year-old property. With support from the Government of Canada's Investment Readiness Program, we are assessing both development and renovation options for this historic city centre property.



### KNOX PRESBYTERIAN, STRATFORD, ON

Knox Presbyterian, Stratford Arts Collective and a local property developer were brought together in partnership, with a view to creating a mixed-used community hub and housing project. The partners plan to sell a portion of the developable land, estimated at \$2 million, to fund the redevelopment project.



### WEST HILL UNITED, SCARBOROUGH, ON

West Hill United approached TCF with an active deal proposed by their local Boys and Girls Club. TCF helped complete this deal using a vendor-take-back mortgage + lease, allowing the church to stay in its former premises and for the youth club to take over ownership, renovations and operations.



### FIRST UNITARIAN, TORONTO, ON

First Unitarian had sold its large Toronto site and were looking for a new location, ideally in partnership with other local charities. TCF began this search in 2020.





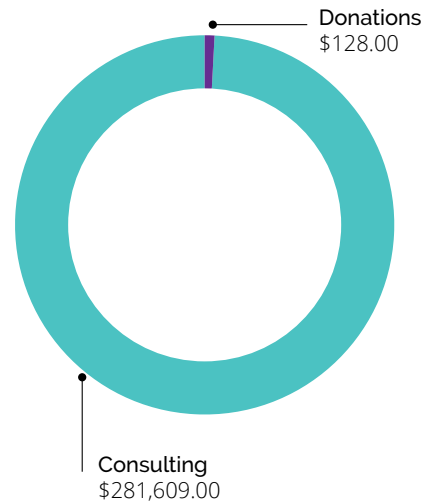
# MEDIA



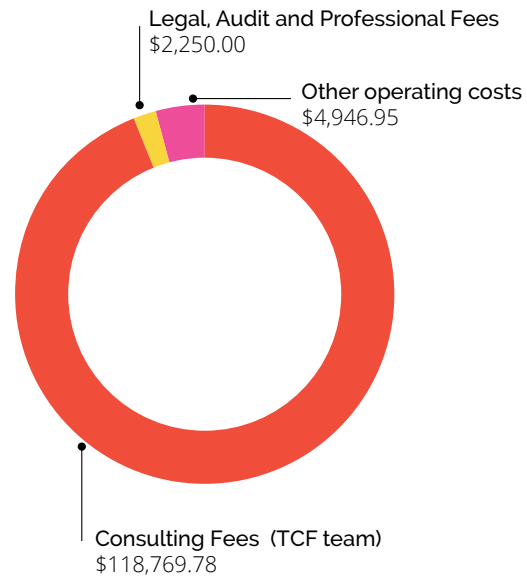
# FINANCIAL REPORT

In this financial year, the Foundation's consulting revenues once again increased substantially through the addition of new projects. Additional project consultants were engaged to take up this work.  
 Michael Smith CPA, CA, Treasurer

## REVENUE



## EXPENDITURE



## OVERVIEW

